155.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,900 /	653,900
					USE VALUE:	653,900 /	653,900
					ASSESSED:	653,900 /	653,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHUNG FRANKLIN & CHRISTINA		
Owner 2:			
Owner 3:			
Street 1:	289 RENFREW ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PHILLIPS KRISTIN & -
Owner 2:	WARING RICHARD -
Street 1:	289 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Aluminum Exterior and 1575 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	233,900		420,000	653,900
Total Card	0.138	233,900		420,000	653,900
Total Parcel	0.138	233,900		420,000	653,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.17 | /Parcel: 415.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103079

GIS Ref

GIS Ref

Insp Date 08/04/18

PREVIOUS ASSESSMENT

Parcel ID 155.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,900	0	6,000.	420,000	653,900	653,900	Year End Roll	12/18/2019
2019	101	FV	197,100	0	6,000.	420,000	617,100	617,100	Year End Roll	1/3/2019
2018	101	FV	199,500	0	6,000.	354,000	553,500	553,500	Year End Roll	12/20/2017
2017	101	FV	199,500	0	6,000.	324,000	523,500	523,500	Year End Roll	1/3/2017
2016	101	FV	199,500	0	6,000.	276,000	475,500	475,500	Year End	1/4/2016
2015	101	FV	187,400	0	6,000.	240,000	427,400	427,400	Year End Roll	12/11/2014
2014	101	FV	187,400	0	6,000.	222,000	409,400	409,400	Year End Roll	12/16/2013
2013	101	FV	187,400	0	6,000.	211,200	398,600	398,600		12/13/2012

!12148!

PRINT

Date	Time
12/11/20	02:15:33

LAST REV

Date	Time
07/10/19	15:21:41
jorourke	
12148	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS KRISTI	72709-504	1	6/4/2019		675,000	No	No		
PHILLIPS KRISTI	64184-512		9/4/2014	Convenience	1	No	No		
MORRISSEY GEORG	45212-188		5/19/2005		489,000	No	No		
	14417-537		9/1/1981		86,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2017	1555	Solar Pa	4,000	C				
10/13/2017	1351	Re-Roof	8,145	C				
10/8/2015	1525	Alterati	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Inspected	BS	Barbara S
5/24/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Inspected	163	PATRIOT
12/2/2008	Measured	355	PATRIOT
11/22/2005	MLS	HC	Helen Chinal
12/30/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31666660
Const Adj.:	0.99989998
Adj $ / SQ:	138.236
Other Features:	77750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339029
Depreciation:	105099
Depreciated Total:	233930

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

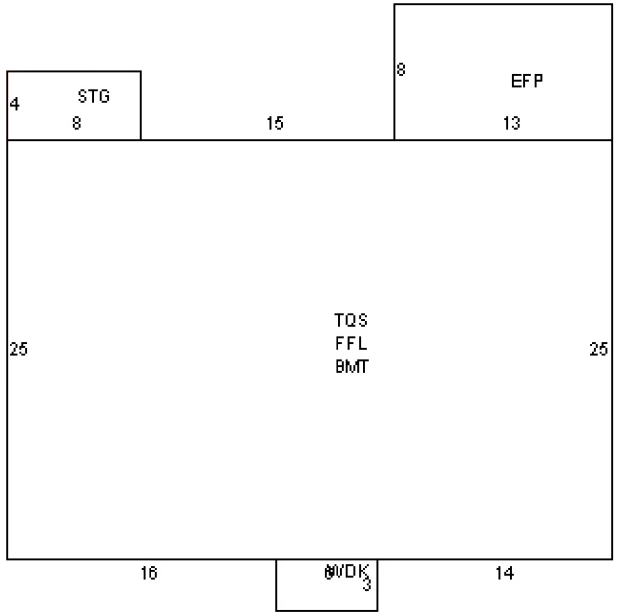
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.24
Special Features:	0	Val/Su Net:	88.97
Final Total:	233900	Val/Su SzAd	148.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	41.470	37,324
FFL	First Floor	900	138.240	124,413
TQS	3/4 Story	675	138.240	93,309
EFP	Enclos Porch	104	53.400	5,553
STG	Storage	32	12.250	392
WDK	Deck	18	16.000	288
	Net Sketched Area:	2,629	Total:	261,279
Size Ad	1575	Gross Are	2854	FinArea 1575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: